

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF THE UNITED STATES
POSTAL SERVICE AS REDEVELOPER AND PROPOSED
DISPOSITION OF PARCEL C-4B IN THE
CENTRAL BUSINESS DISTRICT - SOUTH STATION
URBAN RENEWAL AREA, MASS. PROJECT NO. R-82C

WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority"), has tentatively designated the United States Postal Service as Redeveloper of Parcel C-4B in the South Station Urban Renewal Area, Project No. Mass. R-82C, as approved by the Authority on March 29, 1979; and

WHEREAS, the United States Postal Service has entered into an Agreement with the Authority, the Massachusetts Bay Transportation Authority and Summer Street Realty Corporation, approved by the Authority on May 3, 1979, whereby the Postal Service will grant certain easements necessary to develop the Intermodal Transportation Terminal at South Station; and

WHEREAS, pursuant to said Agreement the Postal Service will satisfactorily develop Disposition Parcel C-4B for provision of efficient Postal Service access and egress for the improvement of its operations and the facilitation of the access and egress necessary for the development of the Intermodal Transportation Terminal at South Station; and

WHEREAS, the Authority is cognizant of the restrictions and land uses set forth in the Central Business District - South Station Urban Renewal Plan, Mass. Project No. R-82C; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects created with federal financial assistance under Title I of the Housing Act of 1949, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the United States Postal Service be and hereby is finally designated as Redeveloper of Parcel C-4B in the Central Business District - South Station Urban Renewal Area.
2. That it is hereby determined that the United States Postal Service possesses the qualifications and financial resources to develop Parcel C-4B in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Agreement entered into by the Postal Service, the Authority, the Massachusetts Bay Transportation Authority and Summer Street Realty Corporation dated May 16, 1979, which provides for efficient access and egress in the area of Parcel C-4B for the purpose of the development of the Intermodal Transportation Terminal at South Station, was approved by the Authority on May 3, 1979, and is hereby found to be in conformance with the Urban Renewal Plan for the Project Area.
5. That all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Deed and all other instruments and documents necessary to effect the conveyance of Parcel C-4B pursuant to the Agreement dated May 16, 1979, which conveyance shall be by Deed in the Authority's usual form, the Director being hereby authorized to make such changes in the form of said Deed as may be necessary or appropriate to achieve the purposes set forth in said Agreement.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004).

SOUTH STATION
PROPERTY

PARCEL C-140
A SUB-PARCEL
OF C-140

FANNISLY DORCHESTER AVE.

ROD

CHANNEL

POINT

STONE &
WEBSITE

SALTWATER

ATLANTIC AVE

MEMORANDUM

MAY 17, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: CENTRAL BUSINESS DISTRICT - SOUTH STATION URBAN RENEWAL AREA
PROJECT NO. MASS. R-82C
FINAL DESIGNATION OF THE UNITED STATES POSTAL SERVICE
AS DEVELOPER OF DISPOSITION PARCEL C-4B

On March 29, 1979, the Authority gave preliminary designation to the United States Postal Service to develop a parcel of land previously known as "Track Parcel 8", a sub-parcel of former Disposition Parcel C-4, which for the purpose of its disposition in conformance with the parcelization on the Central Business District-South Station Urban Renewal Plan is now titled Disposition Parcel C-4B.

As noted in the Memorandum to the Authority of March 29, 1979, the land in question is needed by the United States Postal Service for the efficient operation of its South Postal Annex. The Authority is conveying this land to the Postal Service in consideration of Postal Service's grant to the Authority of a temporary easement for vehicular travel over that portion of Dorchester Avenue owned by the Postal Service, which easement is necessary for the proper design and operation of the South Station InterModal Transportation Terminal.

The Postal Service's grant of this temporary easement is further necessary to allow for the construction of an appropriate Summer Street-Dorchester Avenue intersection pursuant to the Summer Street reconstruction project.

This grant is part of a number of simultaneous transfers of easements and releases of restrictions pursuant to an Agreement among the Authority, Summer Street Realty Corporation, the Postal Service, and the Massachusetts Bay Transportation Authority, as approved by the Authority on May 3, 1979, which will provide the necessary access and egress for the development of the Intermodal Transportation Terminal at South Station. The transfer of Parcel C-4B to the Post Office is an integral part of this Agreement in that it facilitates efficient Postal Service operations in such a way that the development of the South Station Transportation Terminal will not be impeded by access and egress problems in the areas adjacent to South Station.

The temporary easement will become permanent upon the tender of an offer to sell the "Dorchester Avenue" bridge to the Postal Service, the preparation of which is currently being handled by Authority staff members in concert with the State Department of Public Works and is expected to occur in approximately six months.

An appropriate Resolution is attached.

